

IN RE: PETITION FOR ZONING VARIANCE
803 E. Stevenson Lane, 122' E of
the c/l of Sonachan Court
(803 E. Stevenson Lane)
9th Election District
4th Councilmanic District
Robert Reynolds Chafey, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-29-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet for a proposed 22' x 25' addition as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Robert Chafey, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of August, 1988 that the Petition for Variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet for

a proposed 22' x 25' addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

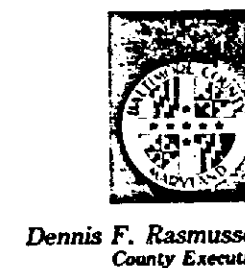
JRH:bjs

ORDER RECEIVED FOR FILING
DATE 8/10/88
BY [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

August 3, 1988



Dennis F. Rasmussen
County Executive

Mr. Robert R. Chafey
803 E. Stevenson Lane
Baltimore, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
803 E. Stevenson Lane, 122' E of Sonachan Court
9th Election District; 4th Councilmanic District
Case No. 89-29-A

Dear Mr. Chafey:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Enclosure

cc: People's Counsel

File

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

District 11th
Date of Posting 7/6/88
Posted for: [Signature]
Petitioner: Robert S. Dillon, et al
Location of property: 803 E. Stevenson Lane, 122' E of Sonachan Court
7226 H. Mowbray Rd.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Date of return: 7/8/88
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

June 15, 1988



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-29-A
803 E. Stevenson Lane, 122' E of c/l of Sonachan Court
(803 East Stevenson Lane)
9th Election District - 4th Councilmanic
HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 10:00 a.m.

VARIANCE to allow a rear yard setback of 10 feet in lieu of the required 30 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Date: July 13, 1988



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Robert Reynolds Chafey
803 E. Stevenson Lane
Baltimore, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER: 89-29-A
803 E. Stevenson Lane, 122' E of c/l of Sonachan Court
(803 East Stevenson Lane)
9th Election District - 4th Councilmanic
HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 10:00 a.m.

Dear Mr. & Mrs. Chafey:

Please be advised that \$101.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 7/29/88 ACCOUNT R-01-615-000
AMOUNT \$ 101.25
RECEIVED Robert Reynolds Chafey et al
FOR [Signature] 7/29/88
B 022*****1012539255
52879-A

and post set(s), there
for each set not

Haines
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-29-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.1.B. 102.3.C.1. (20B.A.) to allow a rear yard setback of 10 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
We wish to put an addition on our house at 803 E. Stevenson Lane, Baltimore, Maryland, because we need more room and cannot find another suitable house in our price range. The only practical place to expand is to the rear where we wish a variance to permit a 10 foot rear yard setback.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

MAP NEBA
36
36
200
6F
4F

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 5-12-88 ACCOUNT R-01-615-000
AMOUNT \$ 95.00
RECEIVED Robert Chafey Item # 411
FOR Residential Zoning Variance, 803 E. Stevenson Lane
B 022*****350018 5124F
VALIDATION OR SIGNATURE OF CASHIER

Zoning Description

Beginning on the south side of Stevenson Lane, at a distance of 122 feet east of the center line of Sonachan Court. Being Lot 13, in the subdivision of Sonachan, Book No. 31, Folio 58. Also known as 803 East Stevenson Land in the 9th Election District.

